026.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	980,200 / 980,200
					USE VALUE:	980,200 / 980,200
					ASSESSED:	980,200 / 980,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIRABELLA LINDA CIANO
Owner 2:	CIANO FRANK J
Owner 3:	
Street 1:	144 E EMERSON ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	CIANO-MIRABELLA LINDA -
Owner 2:	CIANO FRANK J/TRUSTEES -
Street 1:	144 EAST EMERSON ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 3083 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	519,300	4,900	456,000	980,200
Total Card	0.115	519,300	4,900	456,000	980,200
Total Parcel	0.115	519,300	4,900	456,000	980,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.94 | /Parcel: 317.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	519,200	4900	5,000.	456,000	980,100	980,100	Year End Roll	12/18/2019
2019	104	FV	400,900	4900	5,000.	484,500	890,300	890,300	Year End Roll	1/3/2019
2018	104	FV	400,900	4900	5,000.	353,400	759,200	759,200	Year End Roll	12/20/2017
2017	104	FV	375,400	4900	5,000.	307,800	688,100	688,100	Year End Roll	1/3/2017
2016	104	FV	375,400	4900	5,000.	262,200	642,500	642,500	Year End	1/4/2016
2015	104	FV	333,300	4900	5,000.	256,500	594,700	594,700	Year End Roll	12/11/2014
2014	104	FV	333,300	4900	5,000.	210,900	549,100	549,100	Year End Roll	12/16/2013
2013	104	FV	347,300	4900	5,000.	200,600	552,800	552,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIANO-MIRABELLA	68883-236		2/10/2017	Convenience	1	No	No		
CIANO JOHN & LU	24924-481		10/14/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2004	107	Redo Kit	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2012	MEAS&NOTICE	KB	Kevin B
5/4/2009	Measured	189	PATRIOT
3/6/2000	Mailer Sent		
3/6/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

User Acct

17378

GIS Ref

GIS Ref

Insp Date

07/10/12

!2127!

PRINT

Date	Time
12/10/20	17:37:03

LAST REV

Date	Time
08/03/17	16:58:54

ekelly

USER DEFINED

Prior Id # 1:	17378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06633615
Const Adj.:	1.01949608
Adj $ / SQ:	184.811
Other Features:	111000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705594
Depreciation:	186277
Depreciated Total:	519317

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

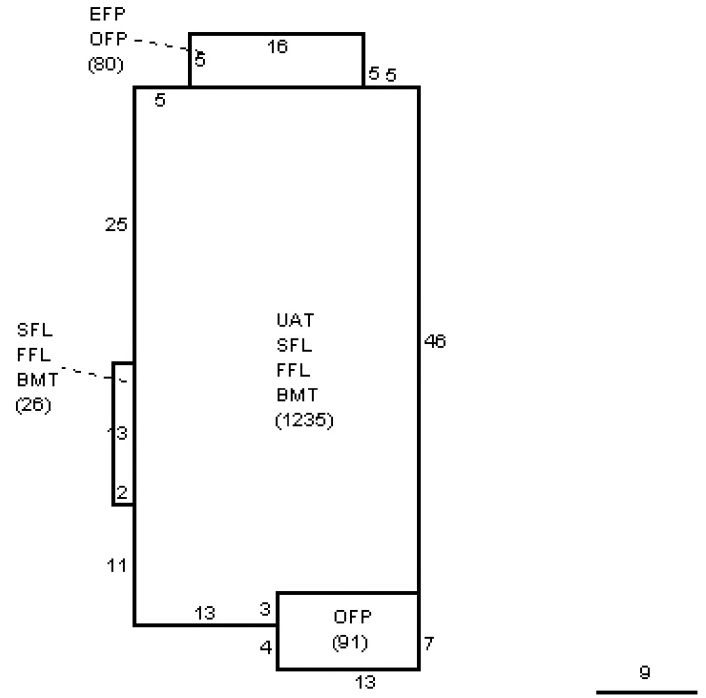
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.81
Special Features:	0	Val/Su Net:	119.57
Final Total:	519300	Val/Su SzAd	205.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,261	62.650	79,003
FFL	First Floor	1,261	184.810	233,047
SFL	Second Floor	1,261	184.810	233,047
UAT	Upper Attic	309	129.370	39,942
OFP	Open Porch	171	26.660	4,559
EFP	Enclos Porch	80	62.450	4,996

Net Sketched Area:	4,343			Total:	594,594
Size Ad	2522	Gross Are	5269	FinArea	3083

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1914	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900